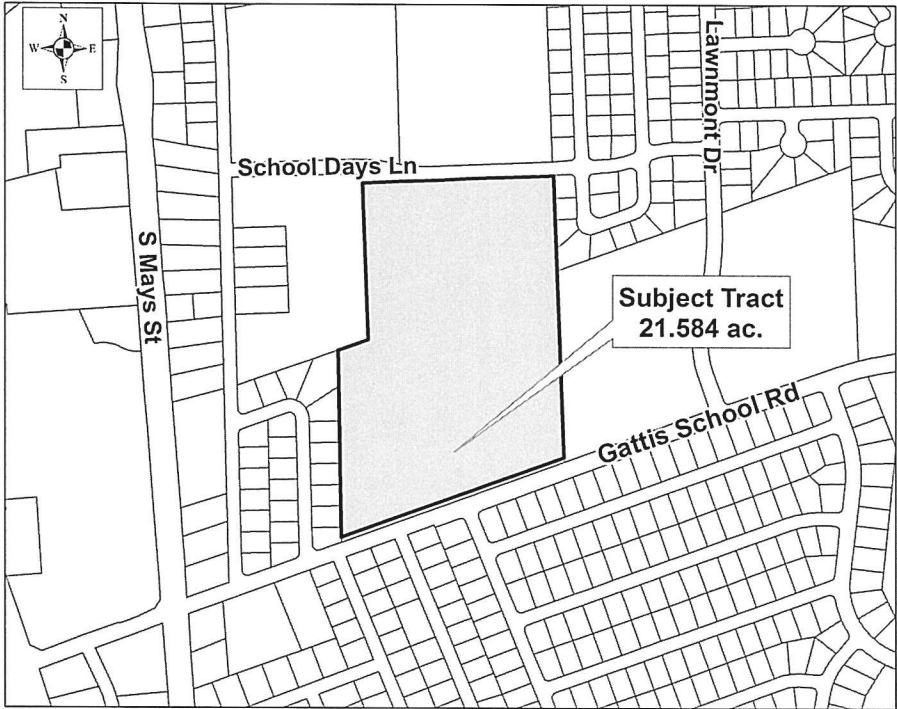


RRISD Success High School - Preliminary Plat
PRELIM PLAT PP1305-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of RRISD Success High School - Preliminary Plat

ZONING AT TIME OF APPLICATION: PF-3 (Public Facilities - High Intensity

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

- North: Voight Elementary School and Round Rock Soccer Association fields (zoned MF-2)
- South: residential subdivisions (zoned SF-2 and TF)
- East: residential subdivision and apartment complex (zoned TF and MF-2)
- West: residential subdivision and apartment complex (zoned SF-2 and MF-2)

PROPOSED LAND USE: non-traditional public high school

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Other:	1	21.58
TOTALS:	1	21.58

Owner:
 RRISD
 Mr. Alan Albers
 1311 Round Rock Ave
 Round Rock, TX 78681

Applicant
 Cunningham Allen, Inc.
 Ms Jana Rice
 3103 Bee Caves Road, Suite 202
 Austin, TX 78746

Agent
 Cunningham Allen, Inc.
 Ms Jana Rice
 3103 Bee Caves Road, Suite 202
 Austin, TX 78746

**RRISD Success High School – Preliminary Plat
PRELIMINARY PLAT PP1305-001**

HISTORY: The property was rezoned to accommodate a non-rational public high school on April 11, 2013.

DATE OF REVIEW: June 5, 2013

DESCRIPTION: 21.58 acres out of the Wiley Harris Survey, Abstract No. 289

LOCATION: 500 Gattis School Road, east of Mays Avenue and west of Lawnmont Drive

STAFF REVIEW AND ANALYSIS

General Plan and Zoning: The General Plan 2020 designates the site and the surrounding area as residential, with the exception of Voight Elementary School to the north, which is designated as public facilities. The property is zoned as PF-3 (Public Facilities – High Intensity) and the Round Rock Independent School District proposes to construct a non-traditional high school facility on the site.

Compliance with the Concept Plan: The preliminary plat is in compliance with the Concept Plan approved by the Planning and Zoning Commission on March 6, 2013.

Traffic, Access and Roads: The site is to be served by a driveway to Gattis School Road at Surrey Drive, where there is an existing traffic signal. A driveway to School Days Lane will also be provided. A Transportation Impact Analysis was not required because of the non-traditional nature of the proposed high school and the City's current plans to improve Gattis School Road.

Water and Wastewater Service: Water will be provided from an existing 12-inch water line which runs north-south across the property. The water line easements will be dedicated by separate instrument during the site development process. A wastewater connection will be made to an existing 8-inch wastewater main in School Days Lane.

Drainage: There is no floodplain on the site. Proposed drainage improvements include a detention pond at the northwest corner of the site, tying into an existing 24-inch storm water pipe in School Days Lane.

Additional Considerations: A small piece of property along School Days Lane, which was dedicated to the City of Round Rock for a proposed access point to the site, will be transferred back to the property owner prior to the recordation of the final plat.

RECOMMENDED MOTION:

Staff recommends approval of the Concept Plan for the RRISD Success High School, with the following conditions:

1. Public Utility Easements (PUEs), 10 feet in width, to accommodate existing overhead electric lines need to be added to the eastern and western property boundaries.
2. Remove temporary construction and access easements, as they have expired.
3. Following release of the right-of-way by the City of Round Rock, the document number for the property dedication needs to be noted on the plat.



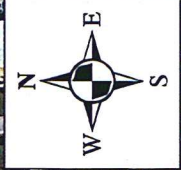
Lawnmont Dr

Subject Tract
21.584 ac.

Gattis School Rd

School Days Ln

S Mays St



RRISD SUCCESS HIGH SCHOOL SUBDIVISION PRELIMINARY PLAT

A 21.584 ACRE TRACT OF LAND LOCATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 21.940 ACRE TRACT OF LAND, SAVE AND EXCEPT THAT CERTAIN 0.410 ACRE TRACT OF LAND, (NET 21.530 ACRES) CONVEYED TO ROUND ROCK INDEPENDENT SCHOOL DISTRICT (RRISD) BY A DEED OF RECORD IN DOCUMENT NUMBER 2012056930, OF THE OFFICIAL PUBLIC RECORDS OF THE WILLIAMSON COUNTY, TEXAS, AND ALL OF THAT CERTAIN 2207 SQUARE FOOT TRACT OF LAND CONVEYED TO ROUND ROCK INDEPENDENT SCHOOL DISTRICT BY A DEED OF RECORD IN DOCUMENT NO. _____, OF SAID OFFICIAL PUBLIC RECORDS, SAID 21.584 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTES:

- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE US FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (F.I.R.M.) COMMUNITY PANEL NO. 48453C0595H, THAT BEARS AN EFFECTIVE/REVISED DATE OF SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- BUILDING SETBACK SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- THIS PLAT CONFORMS TO THE CONCEPT PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 11, 2013.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET PROPERTY LINE SHALL BE DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- THERE ARE NO PROTECTED TREES ON THIS SITE, THEREFORE NO TREE SURVEY HAS BEEN PROVIDED.
- BEARING REFERENCE: TEXAS COORDINATE SYSTEM OF 1983 (NAD_83 (COORS 96)), CENTRAL ZONE, GRID NORTH. ALL COORDINATES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.0001130. (SURFACE = GRID X SURFACE ADJUSTMENT FACTOR)
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

BEGINNING, at a point in the east line of Lot 11, Block A, CUSHING PARK, a map of which is recorded in Cabinet C, Slide 197, of the Plat Records of Williamson County, Texas, and for the northwest corner of a 0.410 acre tract of land conveyed to the City of Round Rock in a Dedication Deed of record in Document No. 2013011967, of the Official Public Records of Williamson County, Texas, and an angle point in the existing north right-of-way line of Gattis School Road (right-of-way width varies) from which a 1/2 inch iron rod found in said north right-of-way line for the northwest corner of that certain right-of-way easement recorded in Volume 853, Page 028, of the Deed Records of Williamson County, Texas, bears, South 00°58'55" West, a distance of 21.12 feet;

THENCE, North 00°58'55" West, with the east line of said CUSHING PARK, and west line of said 21.940 acre tract, a distance of 707.40 feet to a 1/2 inch iron rod found in the south line of that certain 6.83 acre tract of land described to Trinity Place, Inc. in a deed of record in Volume 947, Page 702, of the Deed Records of Williamson County, Texas, for the northeast corner of said CUSHION PARK;

THENCE, North 70°36'04" East, with the south line of said 6.83 acre tract, and west line of said 21.940 acre tract, a distance of 121.09 feet to a 1/2 inch iron rod found for the southeast corner of said Trinity Place, Inc. tract;

THENCE, North 02°06'48" West, with the east line of said Trinity Place, Inc. tract, and continuing with the west line of said 21.940 acre tract, a distance of 593.91 feet to a point, from which a 1/2 inch iron rod found, bears, South 87°23' West, a distance of 0.47 feet;

THENCE, North 87°22'51" East, with the north line of said 21.940 acre tract, a distance of 152.69 feet to a 1/2 inch iron rod found;

THENCE, North 87°46'53" East, continuing with the north line of said 21.940 acre tract, a distance of 56.82 feet to a 1/2 inch iron rod with cap stamped "CUNNINGHAM ALLEN INC" set on the south right-of-way line of Schools Days Lane, as described in a deed of record in Volume 1492, Page 540, of the Official Records of Williamson County, Texas, for the beginning of a non-tangent curve to the left;

THENCE, with said south right-of-way line of School Days Lane, the following two (2) courses and distances:

- With said non-tangent curve to the left, having a radius of 330.00 feet, an arc length of 15.07 feet, a delta angle of 02°37'00", and a chord which bears North 88°55'44" East a distance of 15.07 feet to a point;
- North 87°37'14" East, a distance of 75.53 feet to a 1/2 inch iron rod with cap stamped "CUNNINGHAM ALLEN INC" set;

THENCE, North 87°17'06" East, a distance of 120.71 feet to a 1/2 inch iron rod with cap stamped "CUNNINGHAM ALLEN INC" set in said south right-of-way line;

THENCE, North 87°57'48" East, continuing with said south right-of-way line of School Days Lane, a distance of 300.87 feet to a point for the northeast corner of said 21.940 acre tract and for the northwest corner of Lot 1, Block F, HIGHRIDGE SUBDIVISION, a map of which is recorded in Cabinet F, Slide 77, of the Plat Records of Williamson County, Texas, from which a 1/2 inch iron rod found bears, South 88°06' West, a distance of 0.35 feet;

THENCE, South 02°09'00" East, with the east line of said 21.940 acre tract, and the west line of said HIGHRIDGE SUBDIVISION, passing a 1/2 inch iron rod found at a distance of 360.87 feet for the northwest corner of Lot 1, Block B, BYRON-SLOANE SECTION TWO, a map of which is recorded in Cabinet E, Slide 202, said Plat Records, and continuing for a total distance of 1068.46 feet to a point in the existing north right-of-way line of said Gattis school Road, and for the northeast corner of said 0.410 acre tract and the southeast corner of said 21.940 acre tract;

THENCE, South 70°14'09" West, with the existing north right-of-way line of said Gattis school Road, a distance of 894.03 feet to the POINT OF BEGINNING containing 21.584 acres of land within these metes and bounds.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE PROPERTY BOUNDARY CLOSES AS PER MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING CODE.

CUNNINGHAM-ALLEN, INC.

Miguel A. Escobar 22 MAY 2013
MIGUEL A. ESCOBAR, LSLs, RPLS
3103 BEE CAVE RD, SUITE 202
AUSTIN, TEXAS 78746
512-327-2946



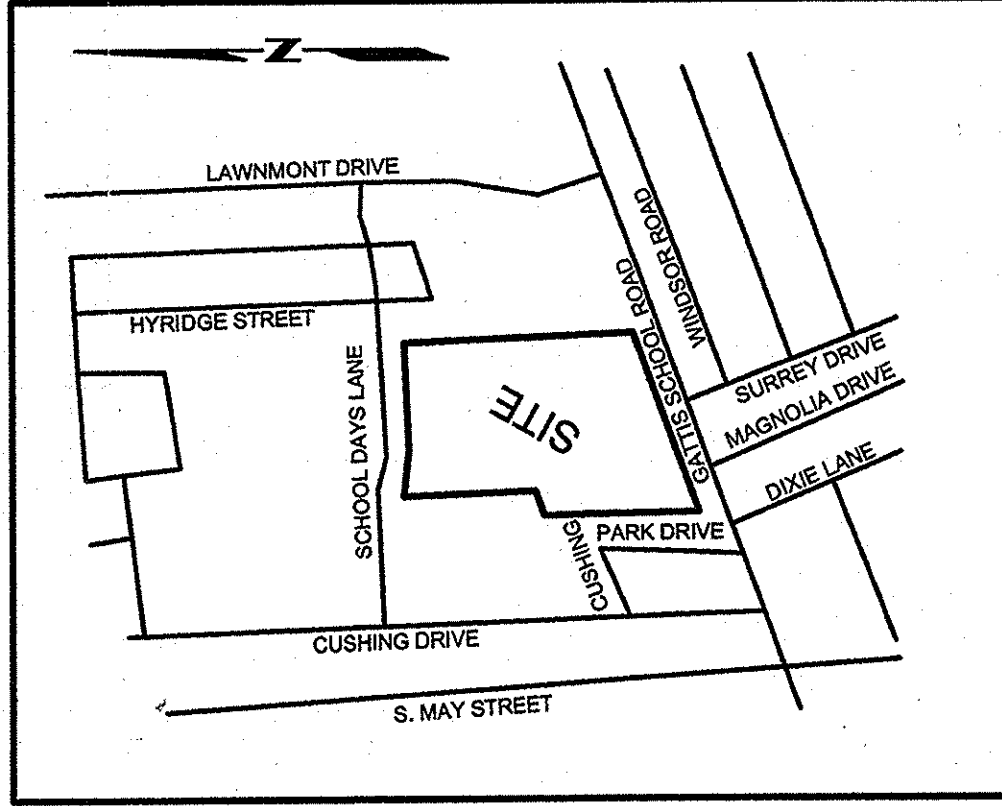
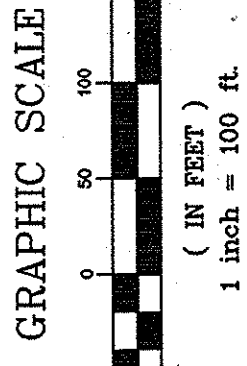
Drawing Path: S:\2663801_RRISD SUCCESS HS\Drawings\2663801_Prelim Plat.dwg Plotted By: Tom Watkins Date: 5/21/2013 3:50:54 PM Layout: SUCCESS PP2

SUBMITTAL DATE: 5/07/2013
© COPYRIGHT 2013 CUNNINGHAM-ALLEN, INC.

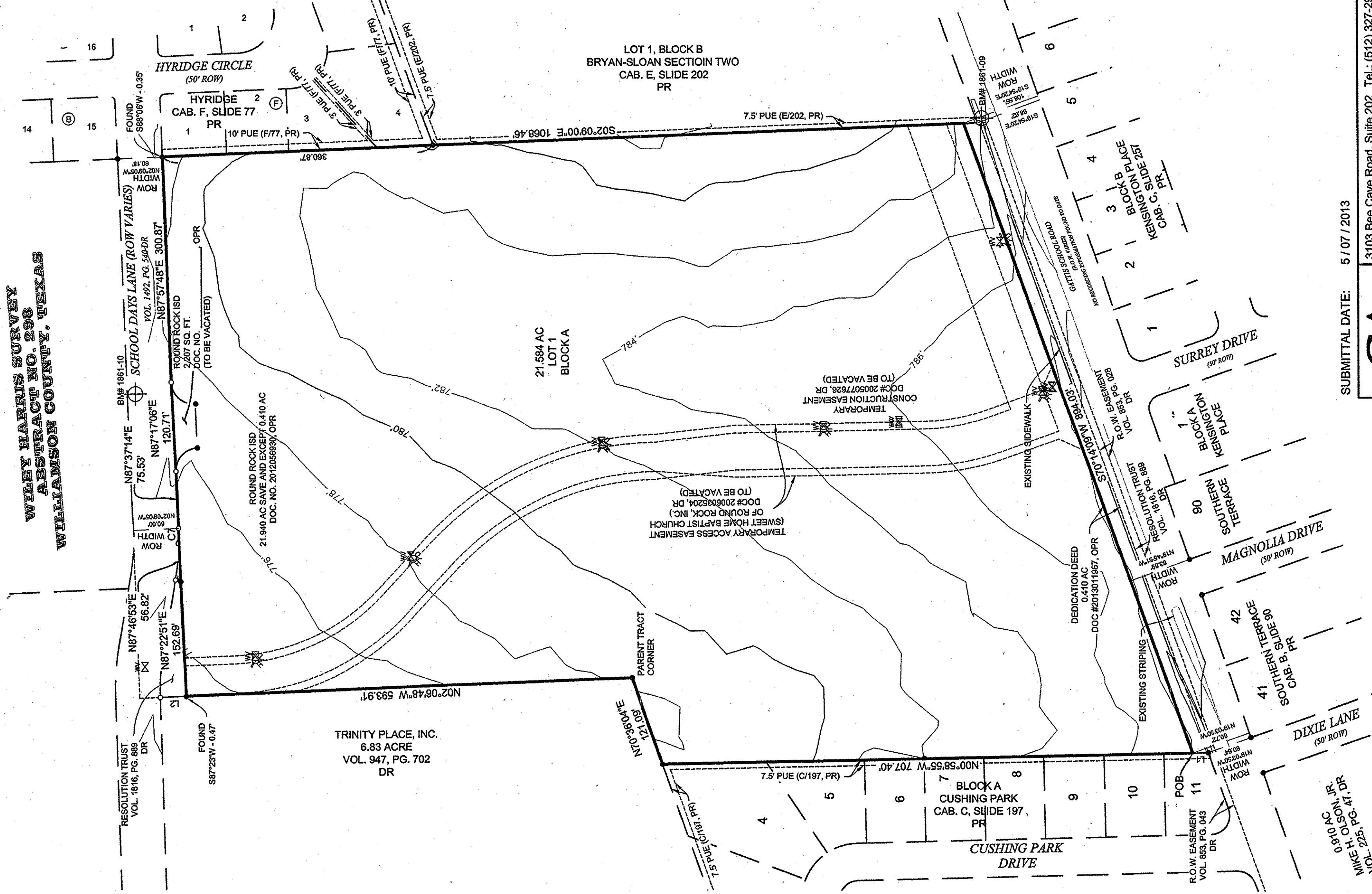
 CA Cunningham Allen Engineers - Surveyors	3103 Bee Cave Road, Suite 202 Tel.: (512) 327-2946 Austin, Texas 78746-6819 Fax: (512) 327-2973 www.cunningham-allen.com TBPE REG. NO. F-284	
	DATE: 4/24/2013	PROJECT NO.: 266.3801
DRAWN BY: tpw	SHEET 2 OF 2	

RRISD SUCCESS HIGH SCHOOL SUBDIVISION

PRELIMINARY PLAT



WILEY HARRIS SURVEY
ABSTRACT NO. 298
WILLIAMSON COUNTY, TEXAS



TRINITY PLACE, INC.
6.83 ACRE
VOL. 947, PG. 702
DR

LOCATION MAP
NOT TO SCALE

OWNERS: ROUND ROCK INDEPENDENT SCHOOL DISTRICT

ACREAGE: 21.584

SURVEYOR: CUNNINGHAM-ALLEN INC.

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: MAY 7, 2013

DATE OF PLANNING AND ZONING COMMISSION REVIEW: JUNE 5, 2013

BENCHMARK DESCRIPTION & ELEVATION:
ELEVATION REFERENCE: VERTICAL POSITIONS WERE DETERMINED USING GPS STATIC SURVEY METHODS AND ONLINE POSITIONING USER SERVICE (OPUS), PROVIDED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION OFFICE OF NATIONAL GEODETIC SURVEY AND ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (NAVD) 88, USING GEOID 08.

BENCHMARK:
1881-09, SQUARE CUT ON THE BACK OF CURB AT A CURB JOINT LOCATED APPROXIMATELY 410 FEET EAST OF THE CENTER OF SURREY DRIVE AND APPROXIMATELY 20 FEET NORTH OF GATTIS SCHOOL ROAD AND APPROXIMATELY 7 FEET SOUTH OF A POWER POLE.
ELEVATION = 784.27 FEET

BENCHMARK:
1881-10, X CUT ON THE BACK OF CURB LOCATED APPROXIMATELY 420 FEET WEST OF THE CENTER OF HYRIDGE STREET AND APPROXIMATELY 20 FEET NORTH OF THE CENTER OF SCHOOL DAYS LANE AND APPROXIMATELY 8 FEET SOUTH OF A FIRE HYDRANT.
ELEVATION = 777.32 FEET

ACREAGE BY LOT TYPE: 23.584 ACRES - DEVELOPMENT LOT

PATENT SURVEY: WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON CO., TEXAS

ENGINEER: CUNNINGHAM-ALLEN INC.

NUMBER OF LOTS BY TYPE: 1 DEVELOPMENT LOT

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C7	330.00'	15.07'	2°37'00"	N88°55'44"E	15.07'

LINE TABLE	
LINE	BEARING DISTANCE
L1	S00°58'55"E 21.12'
L2	N02°06'48"W 34.68'

LEGEND

- N.T.S. NOT TO SCALE
- ⊕ BENCHMARK OR TEMPORARY BENCHMARK
- PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- PROPOSED 10' SIDEWALK
- PUE PUBLIC UTILITY EASEMENT
- VOL VOLUME
- CAB. CABINET
- PG. PAGE
- AC. ACRES
- () RECORD INFORMATION
- ROW RIGHT-OF-WAY
- SQ. FT. SQUARE FEET

SUBMITTAL DATE: 5/07/2013

3103 Bee Cave Road, Suite 202 Tel.: (512) 327-2946
Austin, Texas 78746-6819 Fax: (512) 327-2973
www.cunningham-allen.com



Engineers • Surveyors